



## **TUCSON HOUSING TRUST FUND CITIZEN ADVISORY COMMITTEE**

**Notice of Regular Meeting/Agenda  
Thursday, December 20, 2007 – 3:30 P.M.  
Community Resource Center  
320 N. Commerce Park Loop  
Santa Rita Building/2<sup>nd</sup> Floor/Terrace Conference Room**

### **MINUTES**

#### **Committee Members**

##### **Present:**

Albert Celaya (left @ 3:38)  
Thomas Doucette  
Terry Galligan  
Michael Grassinger

Gary Hardy  
Mark S. Jaffee  
Kimberly Pacheco  
Michael Parker

Corky Poster  
Voni Romero Harris  
Andy Silverman  
Don Strauch

#### **Committee Members**

##### **Absent:**

Susan L. Brenton

David Duffy

Stephen J. Young

##### **Also Present:**

George Pettit, City of Tucson, Ward III  
Mac Hudson, City of Tucson, Ward I  
Anne Mehochko, Tucson Association of Realtors  
Emily Nottingham, Community Services  
Jack Siry, Community Services  
Ron Koenig, Community Services  
Ron Whitman, Community Services  
Alba Preisch, Community Services

#### **A. Call to Order**

**The meeting was called to order at 3:33 p.m.**

#### **B. Approval of Minutes (11-15-07)**

**Motion by Terry Galligan, seconded by Albert Celaya to approve the minutes as presented. Motion passed by a unanimous vote.**

#### **C. Continued discussion of Revenue Sources**

**This item was postponed to the next meeting.**



D. Continued discussion of Programs

**Gary Hardy submitted letters on behalf of the Tucson Metropolitan Chamber of Commerce (Attachment 1) and the Tucson Association of Realtors (Attachment 2) (Attachments to be included in Minutes of meeting).**

**Motion by Corky Poster, seconded by Andy Silverman, to form a subcommittee that includes representatives from the THTFCAC and the City of Tucson Community Services Department, to facilitate a proposal and budget for a joint City of Tucson Housing Trust Fund and Drachman Institute Employer Assisted Housing Symposium, to be held between March 26<sup>th</sup> and April 4<sup>th</sup>, aimed at involving corporations and community businesses who might sponsor employer assisted housing. The Symposium would include speakers at a national level to discuss the best practices for Employer Assisted Housing and the committee would provide funds, not to exceed \$10,000, for hotel, food and reimbursable costs for travel.**

Discussion ensued.

**Amended motion by Mark Jaffee, seconded by Gary Hardy, to incorporate a challenge grant of \$100,000 to be presented at the Symposium as a challenge to the participants. Motion accepted by Mr. Poster and Mr. Silverman.**

**Motion, as amended, passed by a unanimous vote.**

Discussion ensued.

**Motion by Andy Silverman, seconded by Terry Galligan, to allocate \$100,000 targeted toward the 80% to 100% of the area median income group for down-payment assistance programs. Staff is requested to come back with a recommendation on a grant disbursement proposal.**

Discussion ensued.

**Motion passed unanimously.**

Discussion ensued.

**Motion by Corky Poster, seconded by Mark Jaffee, to reserve \$100,000 toward a program that will facilitate successful low-income housing tax credit applications. Before a final funding commitment is made staff is requested to put together a detailed analysis on what the most effective way is to proceed with the best program options available for the committee to study further in order to embark on a program to support employer-assisted applications.**

Discussion ensued.



**Motion passed unanimously.**

**Corky Poster reminded the committee of a motion that was passed at the November 15<sup>th</sup> meeting and suggested that a Special Meeting of the Tucson Housing Trust Fund Citizen Advisory Committee be held on January 18, 2008, for the purpose of a Real Estate Transfer Tax discussion. An invitation should be extended to Phil Lopes from the State Legislature to come talk about the Bill he introduced to the State Legislature on this subject, and also extend an invitation to other representatives that could provide differing viewpoints. Mr. Poster will coordinate the meeting with staff and written notification will be sent on location and time.**

**The Committee agreed by consensus.**

**Staff was requested to submit a draft report to the Mayor and Council Children and Family Subcommittee to for their endorsement.**

**E. Future Agenda Items**

**Continued discussion of revenue and programs.**

**F. Call to the Audience**

**Anne Mehochko, Tucson Association of Realtors, asked and was advised of when the next regular THTFCAC Meeting would be held.**

**G. Adjournment**

**The meeting adjourned at 5:09 p.m.**

**The next regular meeting of the Tucson Housing Trust Fund Citizen Advisory Committee will be held at 3:30 p.m. on Thursday, January 17, 2008, in the Sentinel Building/Santa Cruz Conference Room, 320 N. Commerce Park Loop.**





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December 19, 2007

Mr. David Duffy  
Chairman  
Tucson Housing Trust Fund Citizens Advisory Committee  
PO Box 27210  
Tucson, AZ 85726-7210

Dear Chairman Duffy:

The Tucson Metropolitan Chamber of Commerce is happy to hear the Tucson Housing Trust Fund Citizens Advisory Committee is considering an Employee Assisted Housing Program that could include a matching fund possibility with the private sector. We believe this is in the best interest of all involved.

It is also my understanding that the commission is evaluating various types of funding for the affordable housing trust and you are to be commended for your open mindedness in researching these alternatives. While the Tucson Chamber fully supports employer assisted housing programs, funding for the City of Tucson's Affordable Housing Trust Fund can be a daunting undertaking.

We will look forward to your analysis of the various funding options that you identify and would respectfully offer our thoughts on your various alternatives.

Once again, congratulations on your efforts to identify ways in which members of our community, with or without their employers support, can get into housing.

Sincerely,

John C. Camper, CCE  
President/CEO

JCC:smw

VISION

LEADERSHIP

ADVOCACY



December 18, 2007

Mr. David Duffy  
 Chairman  
 Tucson Housing Trust Fund Citizens Advisory Committee  
 P.O. Box 27210  
 Tucson, AZ 85726-7210

Dear Chairman Duffy:

On behalf of the Tucson Association of REALTORS®, I am writing to express our interest in further dialogue with the Citizens Advisory Committee for the City of Tucson's Affordable Housing Trust Fund. We commend you and the City for your efforts in trying to address the issue of affordable housing. We welcome the opportunity to help the City find sustainable funding mechanisms for the trust fund that will promote home ownership without unnecessarily increasing the cost of housing or creating an undue burden on homebuyers.

Our association has made housing opportunities a top priority in our five-year strategic plan. Over 100 REALTORS® volunteer their time to serve on our Housing Opportunities committees which are dedicated to finding ways to help more people achieve the American dream of homeownership. We would welcome the opportunity to partner with the City on these programs. One successful example of this is our partnership with the Town of Marana to develop an Employer-Assisted Housing Program.

In a February 13, 2007 letter to Mayor & Council, we suggested several possible funding sources the City may want to explore for the Affordable Housing Trust Fund. In addition to those suggestions, our association welcomes further dialogue on ways we can use our association resources to explore voluntary fundraising opportunities that would benefit the Affordable Housing Trust Fund.

We hope to work with you, Mayor and Council and region officials to find solutions that effectively address housing needs in our region. Thank you for your thoughtful consideration. Please call me at (520) 382-8787 if you have any questions or ways we can continue this discussion.

Sincerely,

Anne Mehochko  
 Director of Public Policy

Cc: Tucson Housing Trust Fund Citizens Advisory Committee  
 Mayor Walkup and Tucson City Council  
 Emily Nottingham, Director of Community Services  
 Jack Siry, Assistant Director of Community Services

**2007 Officers** President: Mike Waling, ABR, ABRM, CRB, CRS, GRI President-Elect: Tom Sloyan, CRS Vice President: Lisa Suarez, CRS  
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 Jill Knox, ABR, CRS, SRES, e-PRO Alfred Maldonado, GRI Michael J. Mulvena Pahl Newlon, CRB, CRS, GRI  
 Rebecca Schulte, ABR, CRB, CRS, LTG Eric Schrader, GRI

